

The City of Fresno
Draft Master Environmental Impact Report
for the 2025 Fresno General Plan
EIR No. 10130
SCH Log No. 2001071097

Chapter VIII – Irreversible Environmental Changes
Including Those Impacts Which Cannot Be Fully
Mitigated or Avoided

A. IRREVERSIBLE IMPACTS

Implementation of the 2025 Fresno General Plan will result in the irreversible commitment of certain natural resources. The most notable significant irreversible impacts are commitment of energy resources in the form of natural gas and electricity, increased generation of pollutants, and the short-term commitment of non-renewable and/or slowly renewable natural and energy resources, mineral resources, and water resources for residential and nonresidential development throughout the City.

Development under the 2025 Fresno General Plan will use substantial natural resources both during and after construction. During construction, fossil fuels and building materials (e.g., wood and aggregate) will be consumed. As construction of specific projects is completed, fossil fuels will be consumed by employee and resident vehicle use, heating and cooling of buildings, and generation of electricity. The use of these resources is an unavoidable consequence of development. The magnitude of this use will be offset partially by required compliance with Title 24 and other energy conservation measures.

Chapter V contains a complete discussion of the impacts of the 2025 Fresno General Plan on specific natural resources.

B. SIGNIFICANT AND UNAVOIDABLE EFFECTS

According to CEQA Guidelines (Section 15126, subd. [b]; Section 21000, subd. [b]), a Draft EIR must include a description of those impacts identified as significant and unavoidable, should the proposed action be implemented. These impacts are unavoidable because it has been determined that either no mitigation, or only partial mitigation, is feasible. This section identifies significant impacts that cannot be eliminated or reduced to a less-than-significant level by mitigations imposed by the City.

The unavoidable environmental impacts that will result from implementation of the 2025 Fresno General Plan are summarized below.

1. Increased Traffic and Circulation Impacts (See Section V-B)

- ?? Increased traffic volumes on rural roadways, State highways, and urban roadways;
- ?? Increased demand for transit services; and
- ?? Increased demand for bicycle facilities.

2. Degradation of Air Quality (See Section V-C)

- ?? Increased emissions caused by mobile source activities, area sources, and stationary sources.

3. Potential Disturbance of Cultural Resources (See Section V-J)

- ?? Increased development within the City's sphere of influence may impact cultural resources (unknown at this time); and
- ?? Historic building surveys have not been completed to sufficiently assess potentially significant resources within the City's sphere of influence.

4. Loss of Productive Agricultural Resources (See Section V-E)

- ?? Future development will permanently displace vacant land and/or existing productive agricultural land; and
- ?? Future urban development may conflict with existing agricultural operations.

5. Generation of Noise (See Section V-K)

- ?? Future traffic levels may cause excessive noise that cannot be adequately mitigated.